

Karina Chan

531 NOLAN.

statements made at the public hearing with respect to the **VARIANCE** application for Case No. **PVAR 1722701**, the Planning Hearing Officer has **GRANTED WITH CONDITIONS** your **VARIANCE** application based on the following:

- A. The strict application of the provisions of any such ordinance would result in practical difficulties or unnecessary hardship inconsistent with the general purpose and intent of the ordinance.**

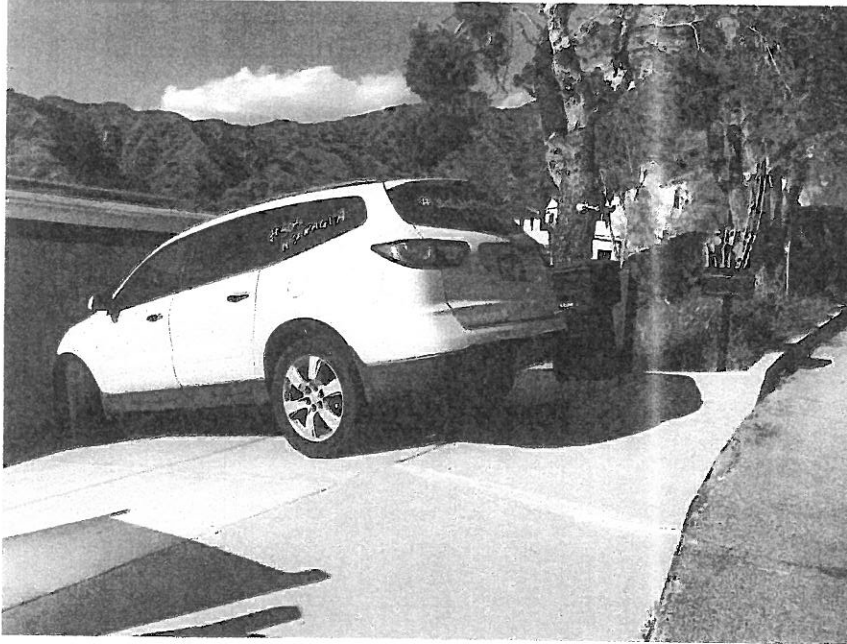
The subject site is an 8,790 square-foot, irregularly-shaped through lot with frontages on Nolan Avenue and Valentine Drive. The subject site features an average current slope of 84.5% that drops off almost immediately from Nolan Avenue towards Valentine Drive below. The proposed 2,486 square-foot, two-story single-family residence with an attached two-car garage is to be located close to the front property line with a street front setback of five feet, driveway length of six feet, 1¾-inches, and uncovered stairs greater than four feet high projecting into the street front setback area for a length of eleven (11) feet.

Strict application of the code would result in practical difficulties and unnecessary hardship inconsistent with R1R street front setback and driveway length standards. Providing the minimum 15-foot street front setback and 18-foot driveway would require that the house be located farther from the street, thereby increasing the visible mass of the building; the massing of the dwelling and attached garage would project farther away from the slope and would loom over adjacent properties downslope of the subject site. Such a building would not comply with the hillside design guidelines that specifically recommend that new houses reflect the topography and slope, and that encourage building into the hillside to diminish visual impact of mass and scale. The design guidelines also state that prevailing setbacks of buildings on the street be considered as well as Code requirements. The majority of houses along Nolan Avenue within 300 feet of the subject property feature reduced front setbacks ranging from 3 to 6 feet, all of which approved by variance, including 531 Nolan Avenue (Case No. 6482-S, 1978) and 535 Nolan Avenue (Case No. 3134-S, 1964) – both houses on each side of the subject property, as well as 510 Nolan Avenue (Case No. 4453-S, 1967) and 524 Nolan Avenue (Case No 5504-S, 1972) – both properties directly across the street. Approval of a reduced street front setback and driveway length would allow for reasonable development of the site in such a manner that is not incompatible with the surrounding neighborhood.

Further, granting approval of the reduced setbacks for the house and garage creates a condition where stairs greater than four feet in height from the street level entrance to the topography below are required and which encroach into the street front setback area. These stairs lead down to the grade below and provide access around the residence and side yard, and to the rear deck atop the lower floor (as required access by the Building Code). Strict application of the required height limit for the stairs within the street front setback is not possible and elimination of these stairs would create a practical difficulty inconsistent with the Building & Safety standards.

- B. There are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.**

There are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood. The subject site is one of a few remaining vacant, dual-frontage lots between Nolan Avenue and Valentine Drive. Its width, length,



531 Nolan Ave

- Ordinance in 1978 required a **25-foot setback**
- Case No. 6429-S, 1977
 - Setback variance request for 0 feet - **DENIED**
- **Case No. 6482-S, 1978**
 - Setback variance request for dwelling 3 feet from property line
- Case No. 6717-S, 1979
 - Setback variance request for dwelling 8 feet and garage 13 feet
 - Granted for 12.5 feet setback for dwelling and 18 feet for garage
 - Modified to allow a 8 feet setback for dwelling and 13 feet for garage
 - Inspection records show a 10 feet setback for dwelling and 15 feet for garage

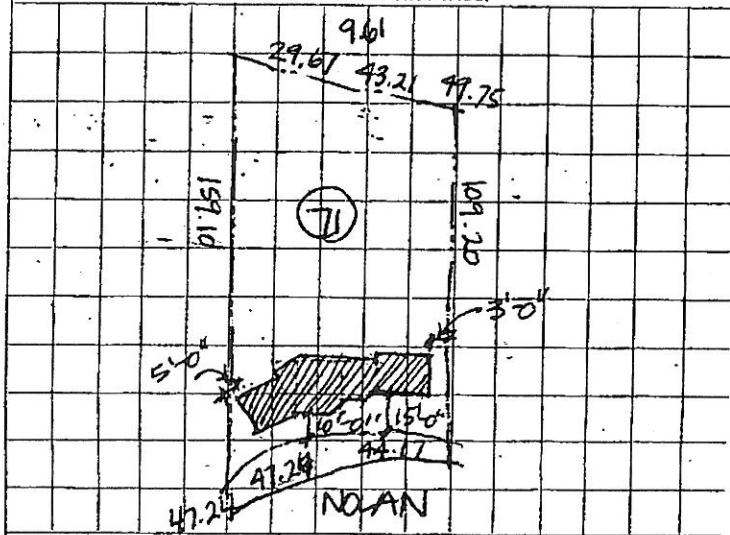
INSPECTION RECORD

ITEM				INSPECTOR	DATE
SET BACKS FRONT	R. SIDE	L. SIDE	FIELD CHECK REAR		
TRENCHES: WIDTH _____ DEPTH _____					
1st. FLOOR JOIST _____					
FRAMING _____				<i>MM</i>	11-18-80
FINAL <i>P.P.</i>				<i>MM</i>	5-22-81

PARTIAL OR MISC. INSPECTIONS

Layout of various portions <i>R.O.</i>	4-25-80
Callout for opt. no plans on <i>sh R.O.</i>	10-24-80
" " " " " " <i>R.O.</i>	10-28-80
Tag frame B-13 <i>R.O.</i>	12-4-80
insulation <i>R.O.</i>	11-21-80
FINISH PARTIAL only <i>MM</i>	1-13-81

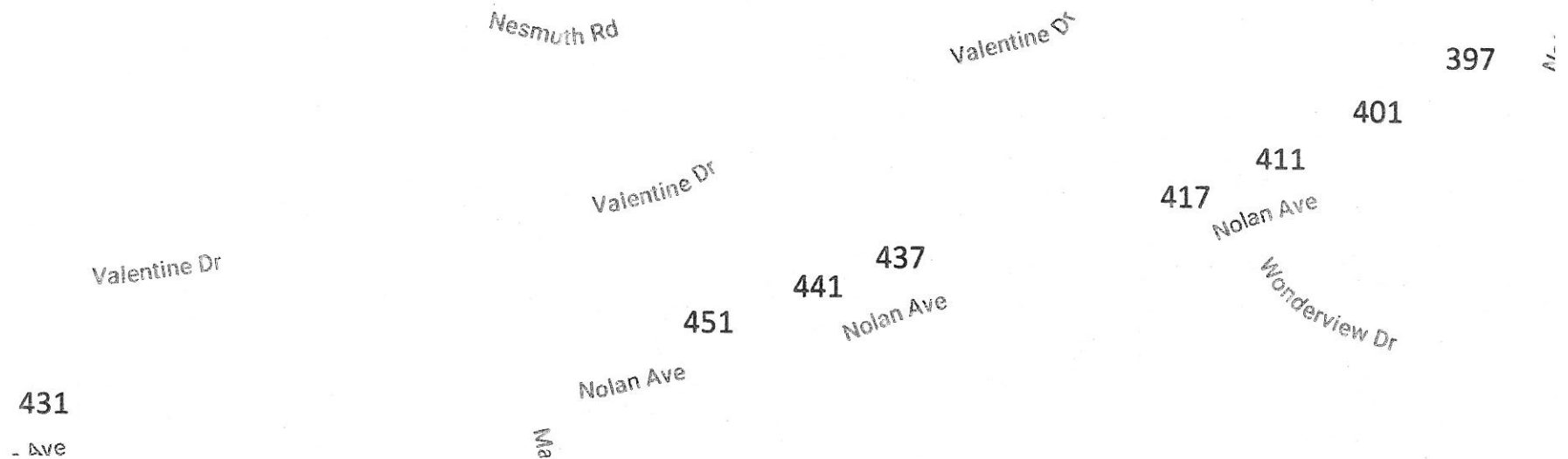
NOTE: LOCATE ALL STRUCTURES ON LOT, MAKE BOTTOM OF PAGE THE STREET FRONTAGE.

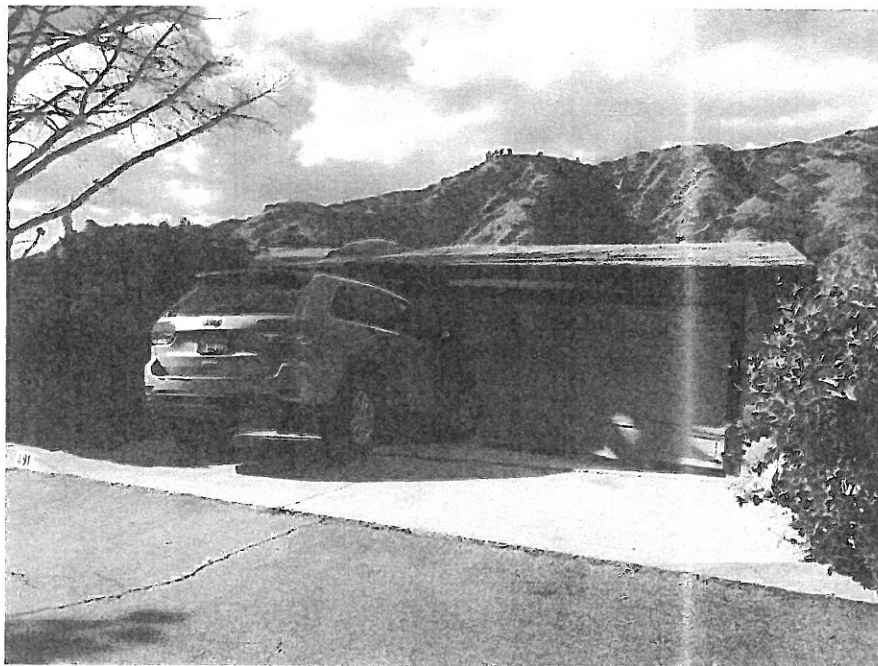


535 Nolan Ave (Case No. 3134-S, 1964) - Where is this home?

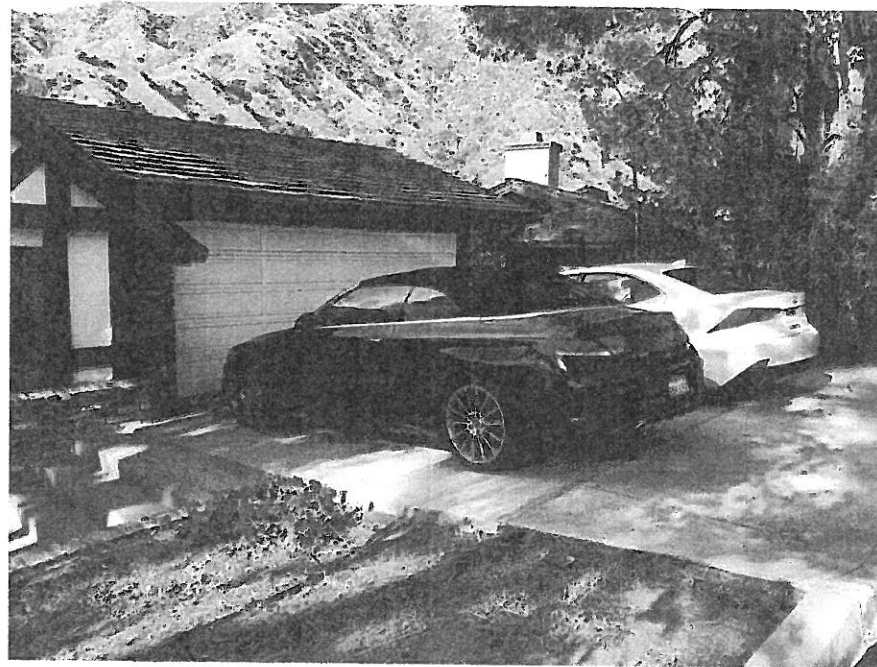


- There are 10 homes on Nolan Ave that have been built on similar slope and have setbacks that allow for parking in their driveway

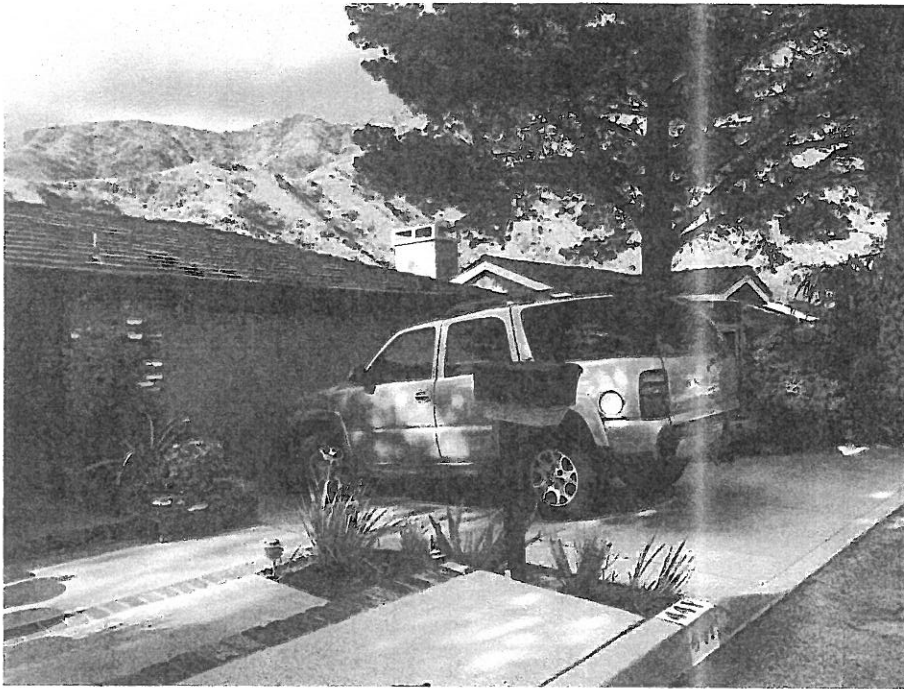




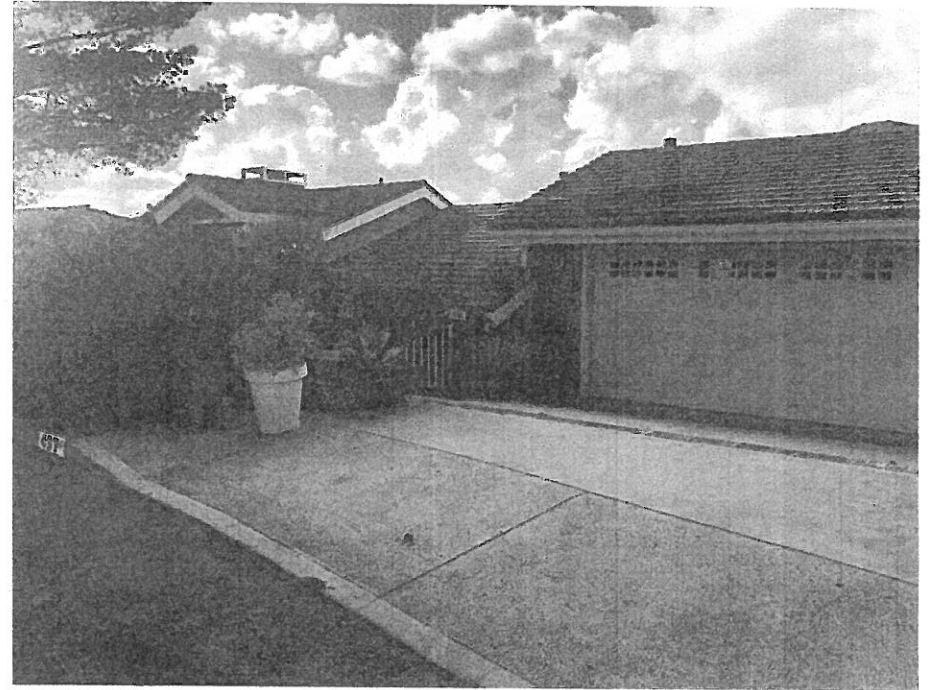
491 Nolan Ave



451 Nolan Ave



441 Nolan Ave



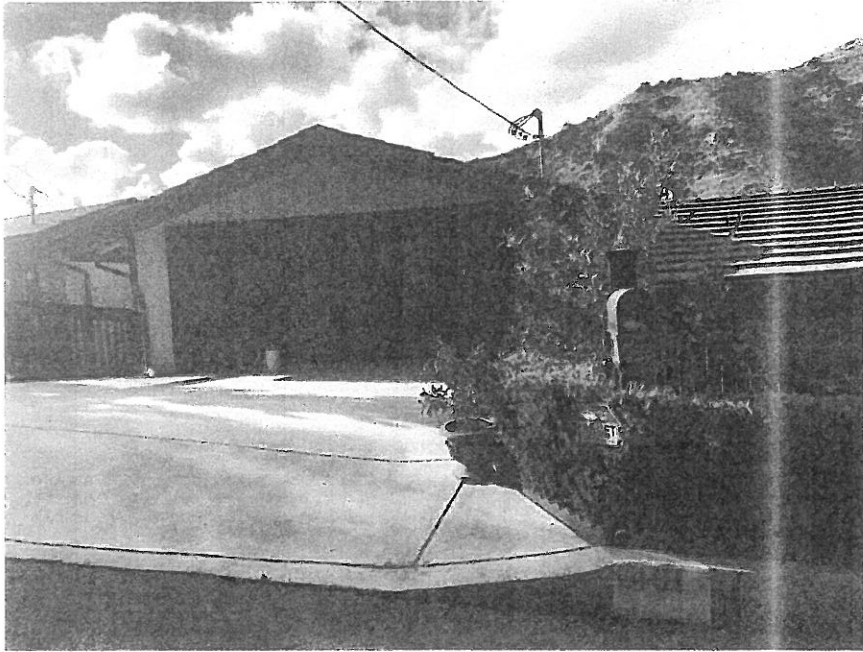
437 Nolan Ave



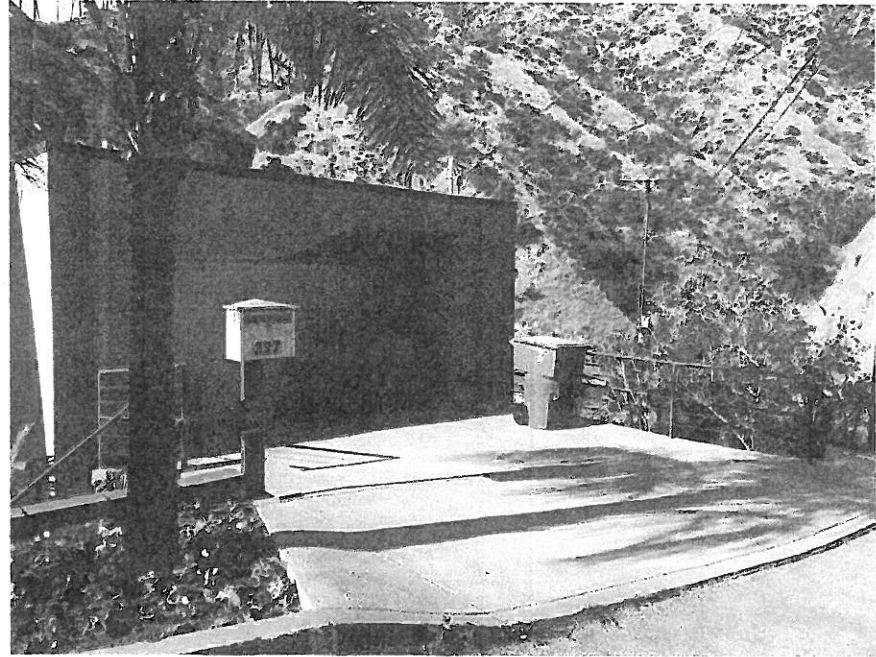
417 Nolan Ave



411 Nolan Ave



401 Nolan Ave



397 Nolan Ave

✓ 140+33
J/N 22/1927
2 P.M.
140
59
MAY

SHEET NO 2

TRACT N° 4881

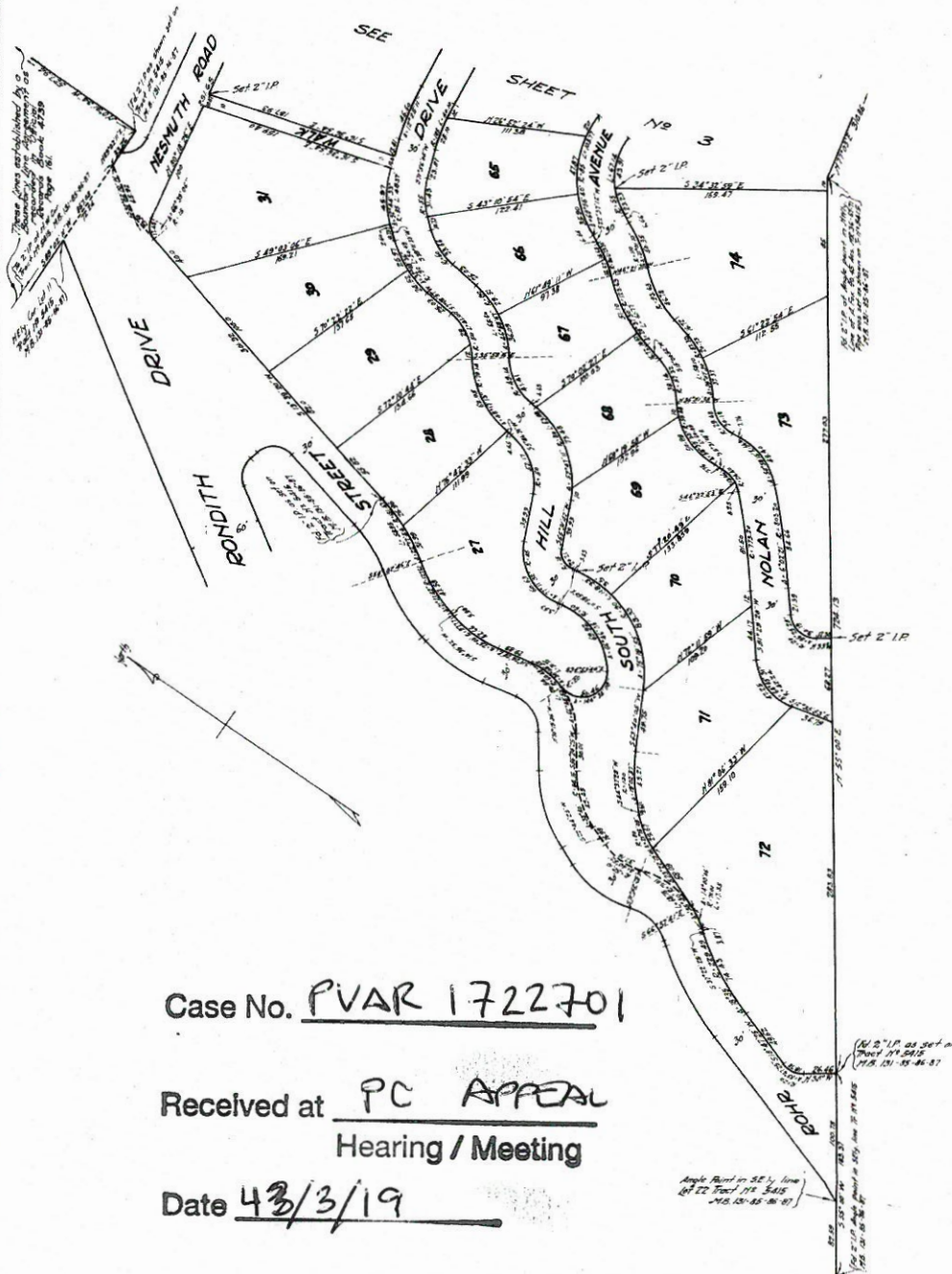
Alex Jackson

SCALE 1"=50'

a Survey done by
Alex

SIS Nolan

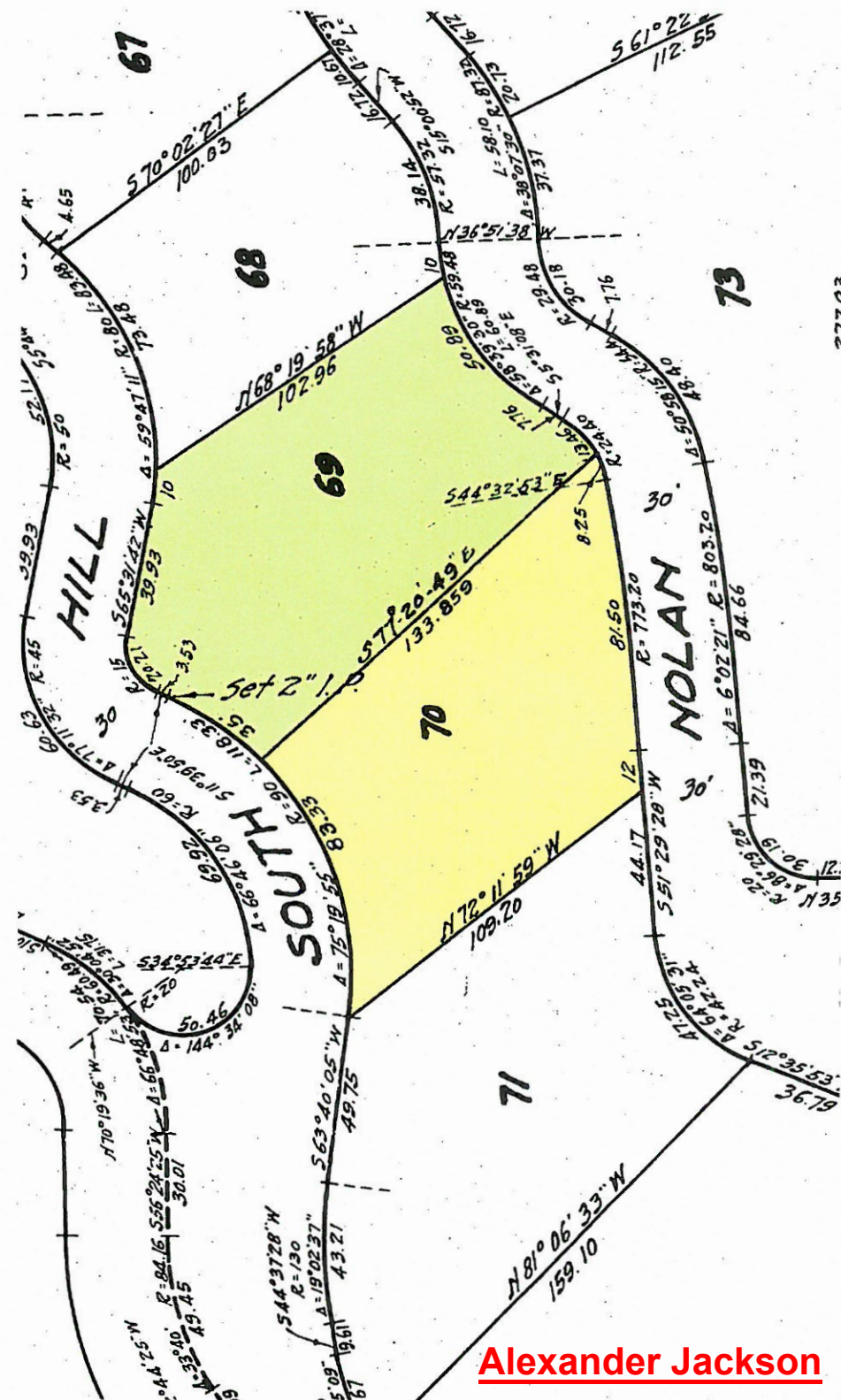
(APPELLANT)



Case No. PVAR 1722701

Received at PC APPEAL
Hearing / Meeting

Date 4/3/19



Alexander Jackson

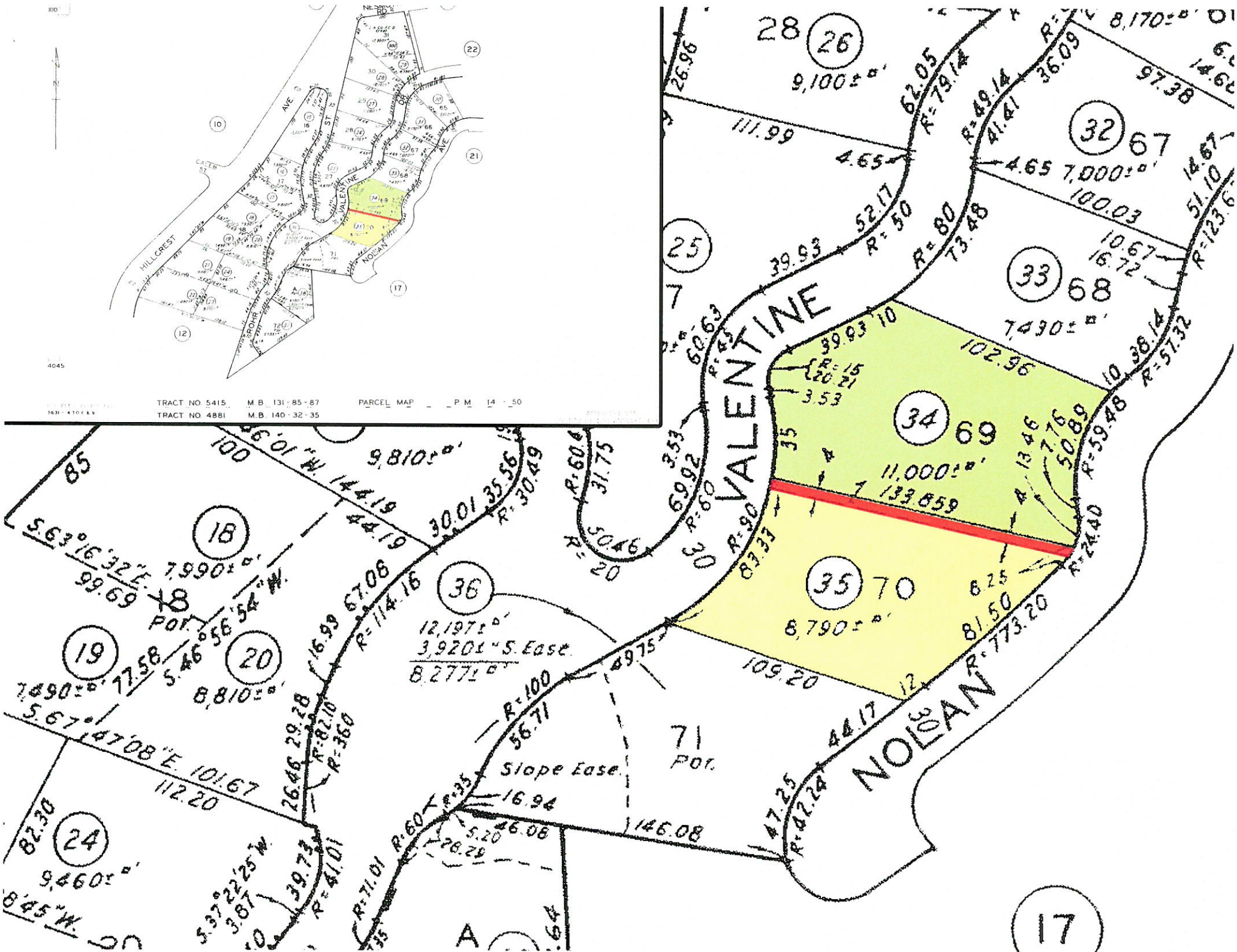
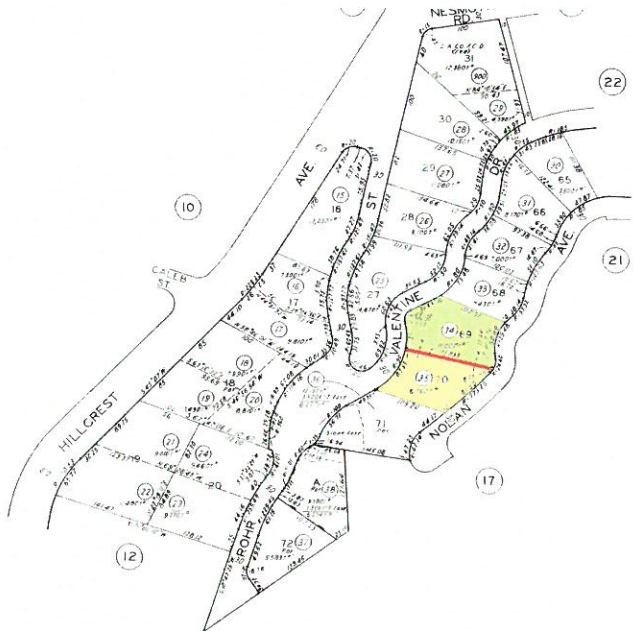
EXHIBIT "A"

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

Lot 69 and the Northerly 4 feet of Lot 70 of Tract No. 4881, in the City of Glendale, County of Los Angeles, State of California, as per map recorded in Book 140 Pages 32 through 35 inclusive of Maps, in the office of the County Recorder of said County.

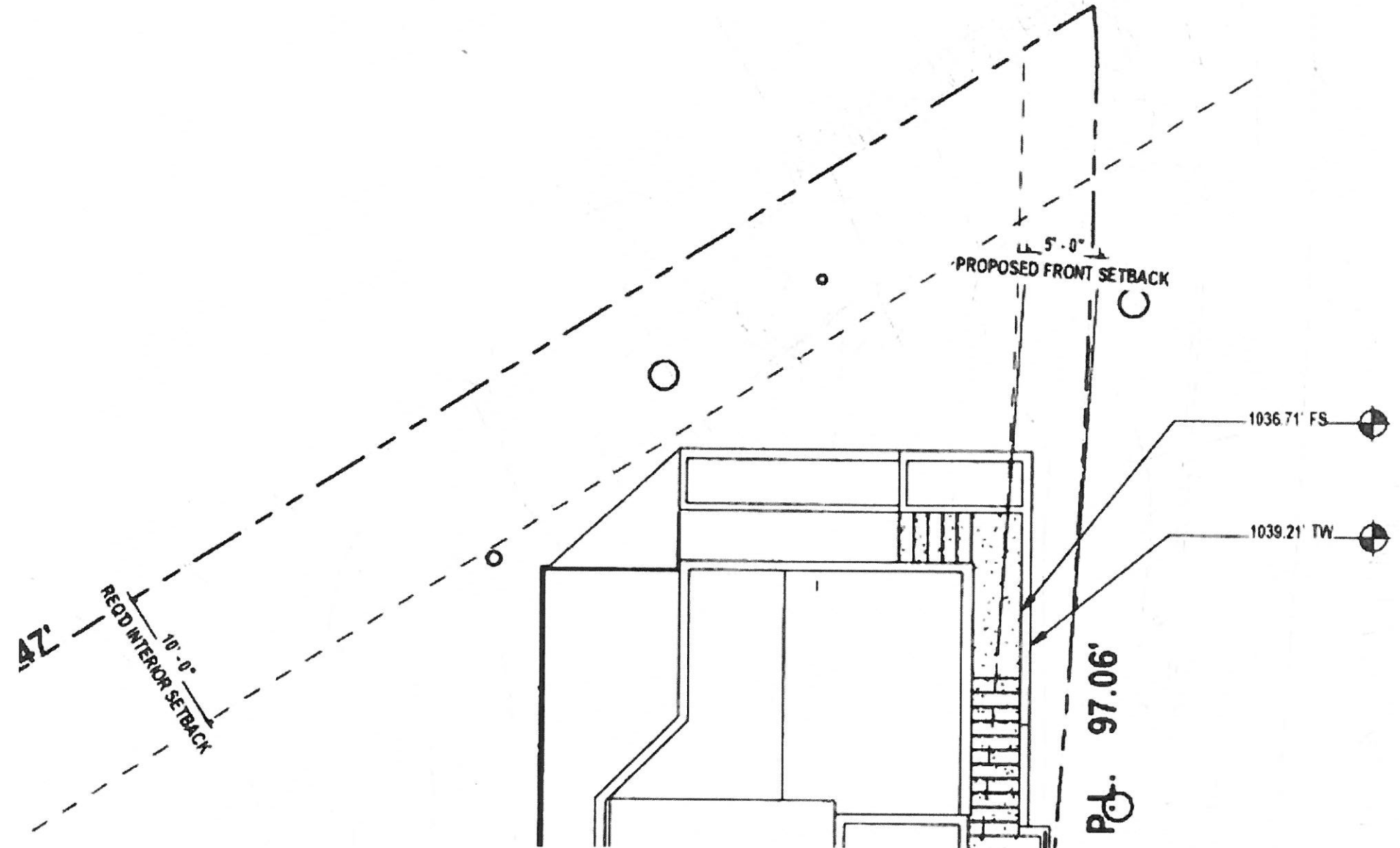
Assessor's Parcel Number: 5630-011-034

TRACT NO 5415 M.B. 131-85-87 PARCEL MAP P.M. 14-50
TRACT NO 4881 M.B. 140-32-35



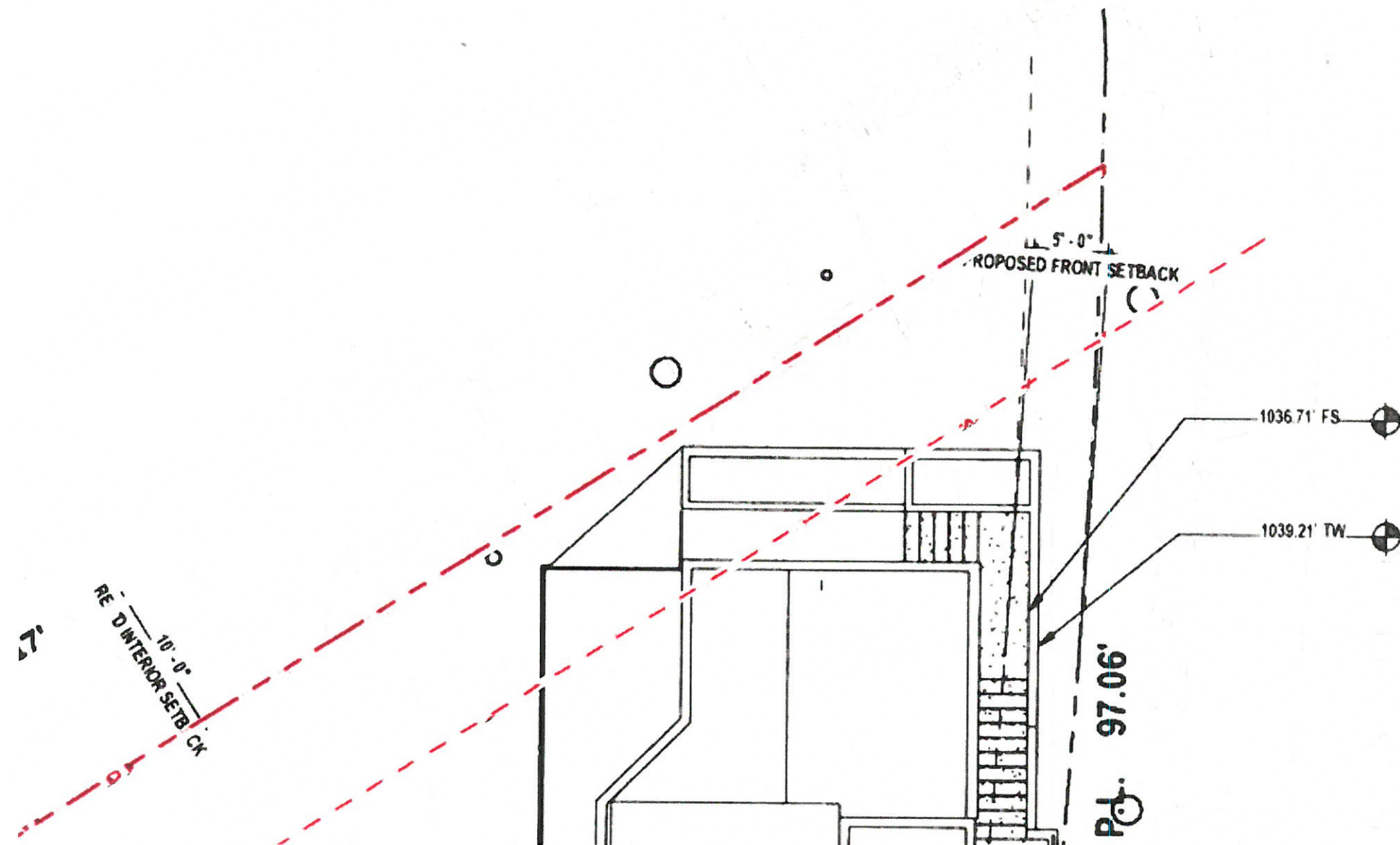
Proposed Plan.

Without taking deeded line into consideration:



Proposed Plan.

With Taking **Deeded Line** Into Consideration:
(Record of Survey Needed to Find Actual Boundaries)







BOARD FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS
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**PLAIN LANGUAGE PAMPHLET
OF THE IMPORTANT LAWS AND THE BOARD RULES REGULATING
THE PRACTICE OF PROFESSIONAL LAND SURVEYING IN CALIFORNIA**

PREFACE

This pamphlet summarizes important laws and rules affecting professional land surveyors. Should you have questions, the Professional Land Surveyors Act (PLSA), California Business and Professions Code (Bus. & Prof. Code) Sections 8700-8806 and the Board Rules, Title 16 California Code of Regulations (Cal. Code Regs.) Sections 400-474.5, will govern. Additional copies of this pamphlet can be obtained from the Board office for a cost of five (\$5) dollars each.

Section 8741.1 of the Professional Land Surveyors Act (PLSA) requires that the Board provide applicants for the examination for professional land surveyor a "plain language pamphlet describing the important laws and the Board's rules and regulations regulating the practice of land surveying". The Board has prepared this pamphlet for examination applicants and others interested in land surveying practice in California.

This pamphlet summarizes selected legal material for examination candidates, but is not rendering legal advice. Those using this plain language pamphlet should research the original sources of authority. If legal advice is being sought regarding a specific issue, the user should consult with a knowledgeable professional. Legal principles change as statutes are enacted, amended, repealed, and as court decisions interpret the law. This published summary is current to January 1, 1999. References to legal authority are provided throughout the pamphlet. A guide to the abbreviations used with regard to statute and regulations cited is provided on page 27.

Since this pamphlet is written in "plain language" users are encouraged to consult the identified source material at the conclusion of each topic for a complete understanding of the laws and rules affecting professional land surveyors. See page 27 for a list of abbreviations and references to selected important laws pertaining to the practice of professional land surveying.

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Imagine
Car coming out
from garage

Case No. PVAR
1722701

Received at PC APPEAL
Hearing / Meeting

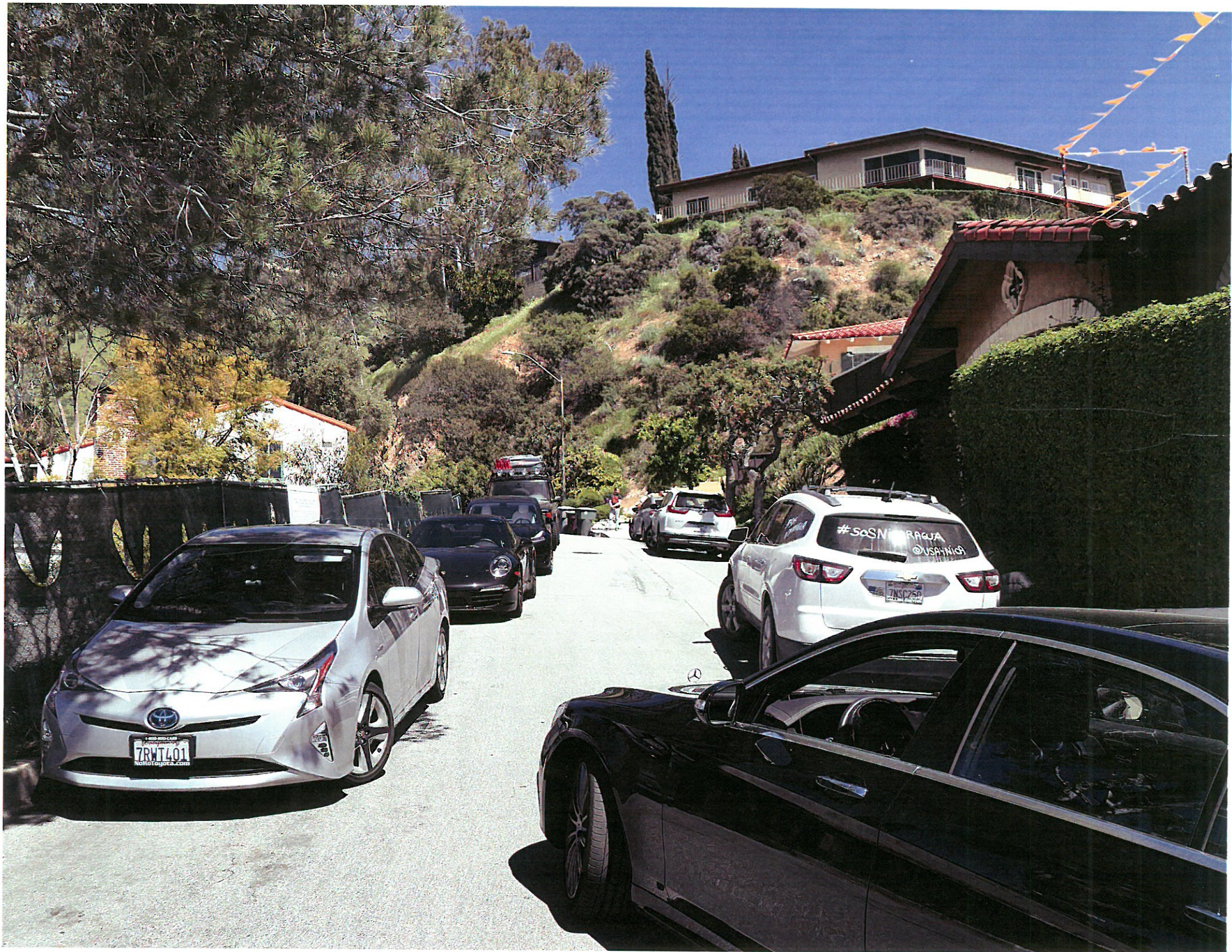
Date 4/3/19

Ani Vartabetian

















Case No. PVAL 1722701

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Date 4/3/19

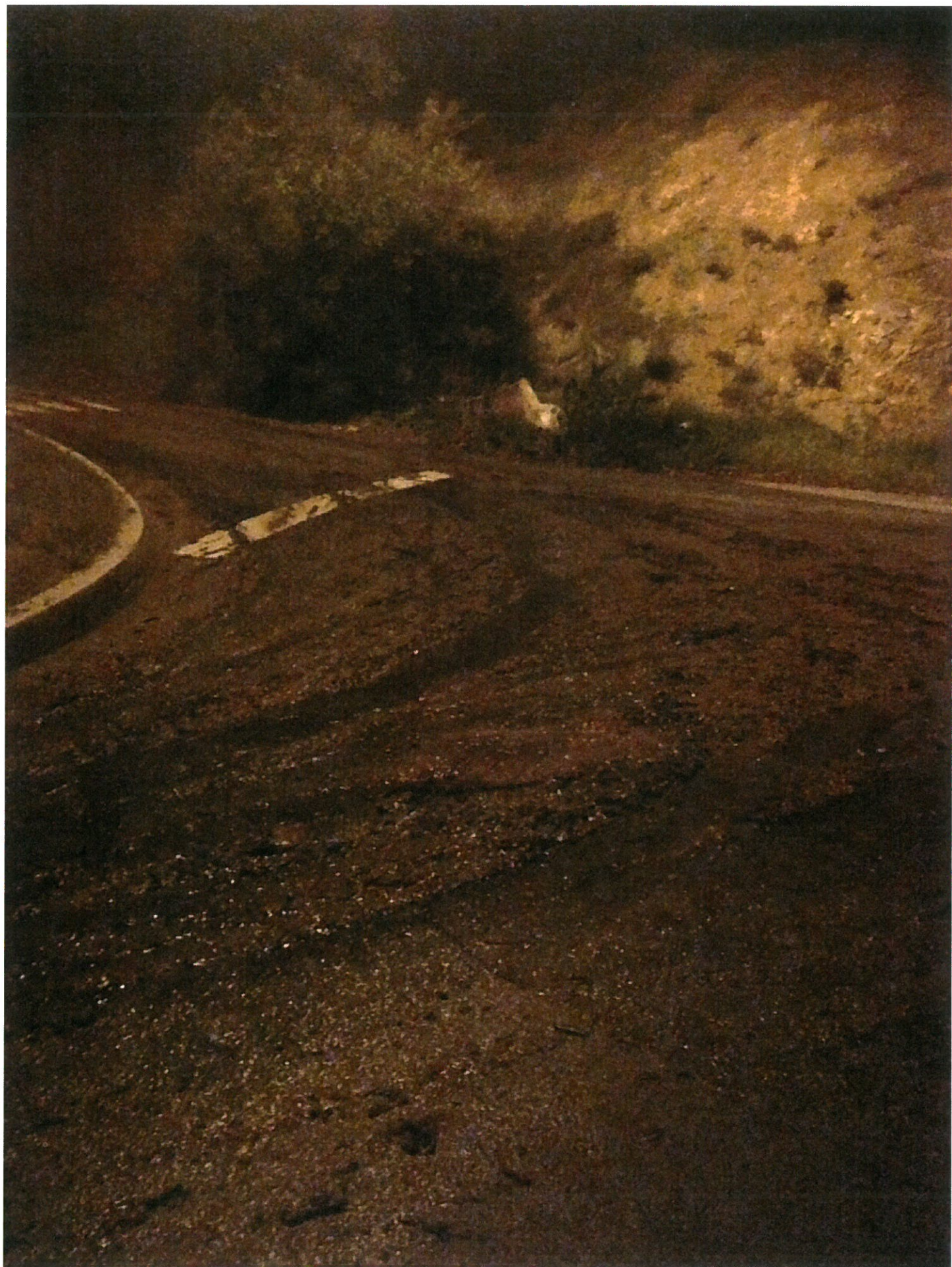
Tiffany Borland



Tiffany Borland









September 28, 2016:

**This is the back of a city
vehicle hitting a neighbors'
mailbox. *we also have video
footage of this.**



January 24th, 2016: A guest of our neighbors' car being hit by a city vehicle



(additional photo) January 24th, 2016: City worker checking on guests' vehicle after hitting it.



July 29th, 2015: Truck hits a residents' parked vehicle due to narrow street.